

Manufactured Homes Commission
Tuesday, January 19, 2016
Taunton Mass Dot
Taunton, MA

- Meeting was called to order at 10:30 AM by Sandra Overlock, Chairperson
- Commissioners in attendance were: Sandra Overlock Chairperson, Nancy Fallon, Vice-Chairperson, and Sherri Sore, Recording Secretary. Ex-Officio Members in attendance: Andrew Shealy & Benjamin Meshaulem from Attorney General's Office, Charlie Francis, Dir. Of Policy at DHCD
- Correspondence received by the Commission.
 - Correspondence was discussed. The parks included in the correspondence were:
 1. Whispering Pines Right of first Refusal
 2. Brookside Right of First Refusal
 3. Oak Hill Mobile Home Park- Right of First Refusal
 4. Red Hills Cooperative- Park Rules
 5. Rustic Pines Estate- Park Rules
 6. Town Mobile Home Park- Park Rules
 7. Sheridan's Mobile Home Park – Park Rules
 8. Edgeway Homeowners Assoc. Inc. – Park Rules
 9. Haven Circle Cooperative – Park Rules
 10. Pine Hurst – Park Rules
- Old Business - none
- New Business - none
- Open Forum
 1. Benjamin Meshaulem provided an update on House bill #H1104 (out of committee) and Senate #715 in Ways & Means. This bill provides for updating on water and sewer systems and mediation complaints
 2. Dan Ross (BoH Taunton) asked questions about rules/regulations since 1989 dealing with trash issues. Commissioner Fallon responded that park rules must be adhered to and BoH has jurisdiction to fine if rules are not followed. The park owners also have the right to set as aesthetics based on 940 CRM10. Andrew Shealy also re-enforced what Commissioner Fallon stated, especially about 10 day notice. Oak Hill manager, Melissa Caron, also has the same problem, and concurs about sending 10 day notices in conjunction with the local BoH. Going to court is very frustrating. Pam Widdup from Easton MMH also has had same issue, plus wants to know if BoH has authority over absent property owners.
 3. DEP in contact with Morgan Management and fines were paid through ACOP for sewer lines. Still having a slow resolution. Phase I still not started.
 4. Rent control happened with Rep. Claire Cronin's 2014 rent control bill. 2015 submitted rent reduction. Reduction denied but there was abatement. Pam Widdup talked about the drainage issues and how the Easton rent control commission took the owners to task, but reduced the tenants rent, because no maintenance has been done. Now owners have until June 2016 to fix everything.

5. Sandra Flanagan, from Oak Point MMH in Middleborough, has a ponding issue behind the house. She is on a slab. Doreen Lang, manager of Oak Point, will not remedy the situation. Andrew Shealy suggested that Sandra look at her lease/contract, at local laws to see if the issue is violation of health hazard rules/laws, or is home in constructional danger. There are no laws about mold, but BoH can state if there is a slipping danger on the slab. The slab does dry if there is a draught. Bernard Gore stated that the slab is not on shale and rock, and is wet year round. Park engineer stated that there was no problem, but would take some suggestions back to Doreen Lang. Doreen Lang, manager from Oak Point, is not fixing the problem.

- Moved to adjourned
- The next meeting is Tuesday April 19, 2016 in Chicopee

Respectfully submitted,

Sherri Sore, Recording Secretary